

**GENERAL PLAN UPDATE  
STEERING COMMITTEE  
June 16, 2003  
PSB Conference Rooms 2 & 3**

**MINUTES**

MEMBERS PRESENT: Mitch Thompson Gregory Alabado Bill Tripp  
Patricia Aguilar Diana Rude Bill Tunstall  
Teresa Thomas Rudy Ramirez Randall Krogman  
Stephen Savel Gary Nordstrom

MEMBERS ABSENT: Kevin O'Neill, Paul Nieto (excused)

STAFF PRESENT: Bob Leiter, Director – Planning & Building  
Ed Batchelder, General Plan Update Project Manager  
Tony Lettieri, Special Planning Projects Manager  
Mark Stephens, Principal Planner  
Chris Salomone, Western CV Development Manager  
Rabbia Phillip, GPU Secretary

MEMBERS OF THE PUBLIC: Pamela Bensoussan (EOSSD Subcommittee),  
Jack Blakely (DBA), Donna Vignapiano

**ROLL CALL:** The Chairman called the meeting to order at 6:07p.m. and asked the secretary to take the roll. Ed Batchelder asked the committee's indulgence to move up item #2 on the agenda to accommodate Ms. Madigan's schedule. It was agreed, and the chair invited Laurie Madigan, Director of Community Development to address the group.

**2. DISCUSSION OF BAYFRONT PLANNING PROCESS**

Bob Leiter stated that Laurie Madigan, Ed Batchelder and himself had attended a meeting with the Port District staff about coordination of GPU efforts with the Port Master Plan. He advised that at present the GPU was ahead of the Port Master Plan, but should be in alignment within the next 3 months, approximately. There may be the formation of a steering committee for that effort with the possibility of a representative from this group serving on it.

Ms. Madigan began by showing the differences with the methods adopted by the GPU and the Port Master Plan. She noted that they propose 3 alternatives, not 1 preferred and 2 alternatives. She proposed to have the Port's Principles of Planning for viewing at the Town Hall on 6/21. Mitch Thompson questioned the component of the citizen participation, stating that he would prefer it be more Chula Vista residents than regional representatives. Laurie stated that the formation of the citizens' committee would be a combined effort of the City of CV and the Port. There would be more information on this at a later date. Teresa Thomas suggested that Laurie take the Steering Committee's vision statements to the Port's executive committee. The Chairman offered that the Port's executive or staff member should be present at Chula Vista city planning meetings particularly where matters of the Bayfront are discussed. Bob Leiter offered to raise the issue of the Port and City of CV cosponsoring a workshop during the summer and advise Ty Compton, the Port

Commissioner for Chula Vista, of this intent. In response to a concern by Terri Thomas, Bob Leiter informed the group that there is a Navy representative on some of the Sandag committees on which he serves and he would invite her to one of the Steering Committee meetings and expose her to what is being proposed in the General Plan Update. Laurie Madigan stated also that the Port and the Navy are doing a south-Bay-wide planning study incorporating the National Wildlife Refuge.

Miss Madigan thanked the committee for their indulgence in allowing her to present out of the agenda sequence and departed to another meeting.

## **I. REVIEW & DISCUSSION OF REVISED LAND USE & TRANSPORTATION CONCEPTS FOR OPPORTUNITY AREAS, AND OVERVIEW OF THE 6/ 21 TOWN HALL MEETING**

Ed Batchelder informed the members that staff would give feedback on the 5/31 retreat and present the committee's changes, recommendations and comments on each of the opportunity areas.

Duane Bazzel presented Southwest CV area explaining that the concepts to be considered by the public would have a focus district or Town Center with alternative mixed uses. He clarified the land use for the various corridors in this area. With the aid of maps he pointed out the focus points of this area. Pamela Bensoussan pointed out that there was a historic element to the Montgomery area that should not be overlooked. Ed advised that historic preservation was a goal that was being considered by the staff members who were conducting the historic study work.

Tony Lettieri presented the concepts on the land use for Otay Ranch area. The differences between the concepts was pointed out and discussed. Pat Aguilar suggested that there should be a map showing the existing land uses so the public can see the effect of the proposed changes. Mitch Thompson stated that he felt the public might be interested in knowing the impact of the alternative on a specific area. Staff agreed that these were good suggestions but not to be implemented for this Town Hall. Bob Leiter stated that there would be a glossary with the handouts on 6/21 for the public to understand the planning terminology.

Bob Leiter made the presentation on the concepts for the Northwest areas, explaining the distinctions between them and the focus points of each.

## **3. PUBLIC COMMENT**

Jack Blakely, Executive Director for Downtown Business Association, asked the staff for clarification on why one concept did not offer high-rise with mixed commercial. Bob explained that high rise was considered for another corridor and asked the committee if they wanted to give the directive to add another concept with high-rise residential for this area.

Pam Bensoussan stated that historic preservation should be referenced in some of the alternatives. The character and function of the downtown location should be preserved and referred to as traditional rather than historic.

Donna Vignapiano suggested that the term “district” be included in the description of the Cultural Arts Center to distinguish an area rather than a building. Mitch Thompson concurred.

Bob concluded that these were intended to offer broad alternatives to the public at the Town Hall on 6/21 and then be fine-tuned based on public preferences. The Bayfront was to be taken out as an opportunity area and discussed as a study area.

Greg Alabado questioned whether the city’s northern boundaries were going to be redefined as raised at a previous meeting. Bob Leiter responded that it was not a land use issue but rather a General Plan implementation policy issue, which would be addressed later on in the process.

Ms. Vignapiano asked whether there were any creative ways for ingress/egress in the Northwest 7 areas.

Pat Aguilar proposed a motion to the effect “when and if the SD Country Club on its own volition, became available, the location should be considered as a site for a Landmark park”.

Ed explained how the Town Hall would be conducted. There were going to be 3 main topic areas, i.e. transportation, land use and urban form. He distributed the draft of a program for the meeting. The attendees will receive a booklet with a map, a feedback form and a pack of “dots” indicators to exhibit their preferences. There will be stations to represent the 4 focus areas. The members of this committee were encouraged to participate in the discussions. In response to a question, Ed stated that the feedback from the Town Hall will be summarized and brought back to this committee before being published for record.

## **6. ADJOURNMENT**

The meeting was adjourned at 8:30p.m. to the Town Hall II on June 21, 2003 at 9:00a.m. in the Gym of Bonita Vista High School.

Recorded by,  
Rabbia Phillip  
Secretary-GPU  
Planning & Building Dept.